



**Elizabeth M. Gilleran, AICP**  
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**June 8, 2017**

Mr. Fred Selden, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, VA 22035

Subject: **COMPREHENSIVE PLAN AMENDMENT, CPA #18-01—SOUTH ELDEN  
AREA PLAN** (Elden Street corridor within the Town of Herndon from Fairfax  
County/Town of Herndon boundary northward to Sterling Road)

Dear Mr. Selden:

As part of the legal notice requirements contained in Section 15.2-2204 (Amended) of the Code of Virginia, the following regulations must be addressed relating to notification of adjacent localities: “When a proposed comprehensive plan or amendment thereto, a proposed change in zoning map classification, or an application for special exception for a change in use or to increase by greater than 50 percent of the bulk or height of an existing or proposed building, but not including renewals of previously approved special exceptions, involves any parcel of land located within one-half mile of a boundary of an adjoining locality of the Commonwealth, then, in addition to the advertising and written notification as required by this section, written notice shall also be given by the local commission, or its representative, at least 10 days before the hearing to the chief administrative officer, or his designee, of such adjoining locality.”

Please see the attached notice. Unincorporated land within Fairfax County lies just south of the plan amendment area, which is within the Town of Herndon.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth M. Gilleran". The signature is fluid and cursive, with a long horizontal stroke at the end.

Elizabeth M. Gilleran, AICP  
Director of Community Development

Attached:

Planning Commission public hearing notice for July 2, 2018 with site location map for CPA  
#18-01



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a work session on Monday, June 18, 2018 at 7:00 p.m. and a public hearing on Monday, July 2, 2018, at 7:00 p.m. in the Herndon Council Chambers Building located at 765 Lynn Street, Herndon, Virginia, on the following items:

**PROFFER CONDITION AMENDMENT - PCA #18-01, HERNDON CENTRE (FORMER K MART SITE) REZONING**, to revise the proffer statement language adopted as part of Ordinance 95-O-15 for the property addressed as 494 Elden Street, Herndon, Virginia. The property is identified as Fairfax County Tax Map Reference Number: 0162-24-A. The property contains a total area of 7.63 acres. Owner: SVAP II Herndon Centre LLC. Applicant: Andrew Painter, Walsh, Colucci, Lubeley & Walsh PC. The proposed changes will require a proffer condition amendment to reference a revised General Development Plan that depicts the removal of a 7,705 square feet addition to the Kmart building that was approved pursuant to Ordinance 95-O-15 and reaffirmed pursuant to Ordinance 98-O-18, but was never constructed, and to show additional parking near Elden Street that is necessary to support new tenants on the building's southern façade. The property is zoned Planned Development Business, PD-B. The property is designated in the Herndon 2030 Comprehensive Plan as "Business Corridor" and is subject to the Redevelopment Criteria. (Continued from the June 4, 2018 Planning Commission Public Hearing.)

**COMPREHENSIVE PLAN AMENDMENT - CPA #18-01, SOUTH ELDEN AREA PLAN.**

The Planning Commission will hold a public hearing to obtain initial public input concerning a plan amendment affecting the general area of the corridor along Elden Street, between Herndon Parkway and Sterling Road including existing retail, office and multifamily residential properties. Note that a proposed land use map and text as a plan amendment will be developed for the Planning Commission work session of July 16, 2018 and public hearing of August 6, 2018. The general purpose of the plan amendment is to consider long range planning for sustaining a vital corridor by providing guidance and allowances for the redevelopment of older properties to urban residential, retail and other potential uses.

People having an interest in the above items are invited to attend the public hearing and to state their opinions. Items are required to be made available for public examination by state or town code will be available for examination by the public beginning at 3:00 pm, on Friday, June 15, 2018, in the Department of Community Development, 777 Lynn Street, Herndon.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities offered by the town. Please call 703-435-6804 or TDD 435-6817 to arrange for any accommodation that may be necessary to allow for participation.

Viki L. Wellershaus, Town Clerk

# Study Area



1 June 2018

Study area for CPA #18-01 South Elden Area Plan

TOWN OF  
**Herndon**